

**TRANSMITTAL TO CITY COUNCIL  
Charter Section 245**

<b>Case No. ZA 2012-1402-ZV-ZAA-ZAD ENV-2005-8611-MND-REC2</b>	<b>CD No. 5 - Koretz</b>
<b>Planning Staff Name(s) and Contact No.</b>  Jim Tokunaga (213) 978-1307	<b>Last Day to Appeal:</b>  Not Applicable
<b>Name(s), Applicant/Representative, Address, and Phone Number</b>	
<b>Applicant:</b>  M & A Gabaee, LP 9034 W. Sunset Boulevard West Hollywood, CA 90069	<b>Representatives:</b>  Ben Kim/Stacey Brenner Charles Company 9034 W. Sunset Boulevard West Hollywood, CA 90069 (310) 247-0900
<b>Name(s), Appellant/Representative, Address, and Phone Number</b>	
<b>Appellant/Representative:</b>  Janice A. Lazarof, individually and as Trustee of the Henri and Janice A. Lazarof Family Trustee dated June 10, 1985, as amended  c/o Victor Marmon, Marmon Law Offices 1875 Century Park East, Suite 1600 Los Angeles, CA 90067-2517 (310) 551-8120  <u><a href="mailto:vmarmon@earthlink.net">vmarmon@earthlink.net</a></u>	
<b><u>Project Description</u></b>  An appeal of the Zoning Administrator's decision to approve, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Variance from Section 12.21-C.10(d) to permit a height of 50 feet in lieu of the 36 feet height limit for the construction of a single-family dwelling in the RE20-1 Zone; to approve, pursuant to Los Angeles Municipal Code Section 12.28-A, a Zoning Administrator's Adjustment from Section 12.21-C.8(a) to allow the construction of one retaining wall, ten feet in height and approximately 136 feet in length along the eastern property line in the RE20-1 Zone; to approve, pursuant to Los Angeles Municipal Code Section 12.24-X,7 a Zoning Administrator's Determination granting the construction, use and maintenance of a maximum 8-foot in height wall within the front yard, in lieu of the maximum 3-1/2 feet otherwise permitted in the RE20-1 Zone.  Per Charter Section 245 of the Municipal Code, the Council District is asserting jurisdiction on the determination of the West Los Angeles Area Planning Commission, dated February 4, 2014. See Council File 14-0171 attached motion.	
<b>Prepared by:</b> <i>[Signature]</i> City Planner	<b>Date:</b> 2-6-2014

*[Handwritten Signature]*

**WILLER**

**WILLER OFFICE RECEIVED**

14-0171  
CD 5

TO CITY CLERK FOR PLACEMENT ON NEXT  
REGULAR COUNCIL AGENDA TO BE POSTED

#51

For Tues 2/11/2014

MOTION

At its meeting of January 15<sup>th</sup>, 2014 (Letter of Determination dated February 4<sup>th</sup>, 2014) the West Los Angeles Area Planning Commission acted to approve the appeal, overturning an approval of the Zoning Administrator in a request of a variance to permit a height of 50 feet in lieu of the 36 feet height limit for the construction of a single-family dwelling at 10550 West Bellagio Road in the RE20-1 Zone (Case No: ZA 2012-1402-ZV-ZAA-ZAD-1A).

The applicant presented evidence to support all of the findings necessary to grant a variance. Action is therefore needed to bring the property into conformity with the neighboring residences and to remedy the hardships caused by the unique circumstances of the property created by the topography and nearby waterway.

I THEREFORE MOVE that pursuant to Section 245 of the Los Angeles City Charter, the Council assert jurisdiction over the January 15<sup>th</sup>, 2014 (Letter of Determination dated February 4<sup>th</sup>, 2014) West Los Angeles Area Planning Commission action to approve the appeal, overturning an approval of the Zoning Administrator in a request of a variance to permit a height of 50 feet in lieu of the 36 feet height limit for the construction of a single-family dwelling at 10550 West Bellagio Road in the RE20-1 Zone (Case No: ZA 2012-1402-ZV-ZAA-ZAD-1A).

I FURTHER MOVE that upon assertion of jurisdiction, the matter be referred to committee for further review.

PRESENTED BY:

*Paul Koretz* (PAUL KORETZ)

PAUL KORETZ  
Councilmember, 5<sup>th</sup> District

SECONDED BY:

*[Signature]*

ORIGINAL

*[Large handwritten mark]*